GENERAL NOTES AND RESTRICTIONS

(1) NO PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT-IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(ii) SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM CONCERNING LIMITED LIABILITY COMPANY AGREEMENT RECORDED JANUARY 6, 2000 UNDER RECORDING NUMBER 200001060255.

(III) FOLLOWING THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL GOURGE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS OF WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION ON SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR RE-ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL.

- (IV) SCHOOL MITIGATION FOR THE ARLINGTON SCHOOL DISTRICT #16 SHALL BE ESTABLISHED BASED ON THE CURRENT ANNUALLY CERTIFIED AMOUNT AT THE ISSUANCE OF THE BUILDING PERMIT.
- (v) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND A.M.C. TITLE 14 ARE OR MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.
- (VI) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSORS(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(VII) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS IMPOSED BY INSTRUMENT, RECORDING NUMBER 2283140.

(VIII) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS IMPOSED BY INSTRUMENT, RECORDED MARCH 25, 1985 UNDER RECORDING NUMBER 8503250154.

AS MODIFIED BY INSTRUMENT RECORDED MAY 17, 1985, APRIL 30, 1990 AND JANUARY 17, 1995 UNDER RECORDING NUMBERS 8505170091, 9004300683 AND 95011070739.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR THE GLENEAGLE COMMUNITY ASSOCIATION AND THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET EITHER SIDE OF THE CENTER LINE OF EACH COMPONENT OF THE STORM DRAINAGE SYSTEM FOR THE PURPOSES OF MAINTENANCE, REPAIR OR IMPROVEMENT OF THE STORM DRAINAGE SYSTEM.

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (IO) FEET, PARALLEL WITH AND ADJOINING TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, CABLE T.V., WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH SANITARY SEWER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT OF WAY AND TO A WIDTH OF FIVE FEET EITHER SIDE OF SUCH SANITARY SEWER LINE (UNLESS OTHERWISE NOTED ON THE PLAT), FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID SANITARY SEWER LINE.

NATIVE GROWTH PROTECTION AREA

NATIVE GROWTH PROTECTION AREA: THIS OPEN SPACE TRACT IS INTENDED TO PROTECT STREAMS, WETLANDS, NATIVE VEGETATION, AND ENDANGERED SPECIES AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENT, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE DIRECTOR OF PUBLIC WORKS FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT. IN ADDITION, STREAM OR WETLAND RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "WOODLAND PONDS" SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

"MOODLAND PONDS"
FINAL SHORT PLAT NO. MN-00-056-FSP

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, OR WE, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY SHORT PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DEDICATE TO THE CITY OF ARLINGTON FOR THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT OR OFF THE PLAT, AND ALL WATER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT, FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS, A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

TRACTS 996 THROUGH 999 ARE HEREBY GRANTED AS "COMMON PROPERTY" TO "GLENEAGLE COMMUNITY ASSOCIATION" AS SET FORTH IN "THE WOODLANDS DECLARATION OF RESTRICTIVE COVENANTS" RECORDED UNDER A.F.N. 8505170091, 9004300683 AND 95011070739, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS ON THIS 30 DAY OF _____ 2001.

PBW, LCC, A-WASHINGTON LIMITED LIABILITY COMPANY

BY Land WIN TITLE: Member

- STERLING SAVINGS BANKIACTION MORTGAGE

BY: Cynthia L Altheide TITLE: VICE PRESIDENT

DIRECTOR OF PUBLIC WORKS APPROVAL

EXAMINED AND APPROVED THIS 30 DAY OF JONNOOD, 2001 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

DIRECTOR OF PUBLIC WORKS

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

EXAMINED AND APPROVED THIS 30 DAY OF - 1200 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY.

ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CITY OF ARLINGTON

AUDITOR'S CERTIFICATE

EILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 3/5 DAY OF JAMUARY , 2001, AT 1/2 MINUTES PAST 1/1 ... M. .m. AND RECORDED IN VOL. - OF SHORT PLATS, PAGE _____,

A.F.N. 200/013/500/ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERNILLIGER
AUDITOR, SNOHOMISH COUNTY

BY. JERRELL GORMAN DEPUTY COUNTY AUDITOR

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

CERTIFY THAT I, KNOW OR HAVE SATISFACTORY EVIDENCE THAT LACKY CARDON LIDED IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ________ OF PBW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 2001.

PUBLIC OF WASHING

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED)

RESIDING AT: Say 45/1/2

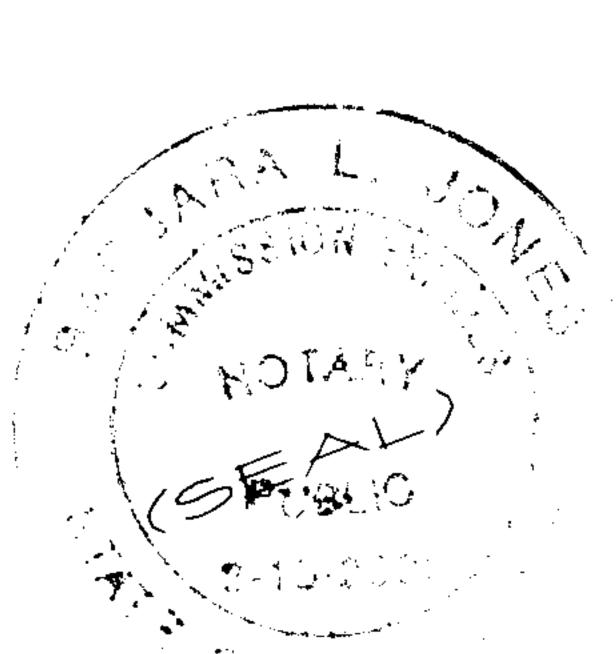
MY APPOINTMENT EXPIRES 2-15-2002

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CYCHICA LAITH LIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE LICE XXXXIII OF STERLING SAVINGS BANK/ACTION MORTGAGE, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 50. 301.



NOTARY PIRI IC IN AND FOR THE STATE OF WASHINGTO

NOTARY NAME TO BE PRINTED)

RESIDING AT: NOCUSIONE

MY APPOINTMENT EXPIRES 2-15-2003

MITIGATION FEE NOTICE:

TRANSPORTATION, PARKS, WATER, SANITARY SEWER, AND ENGINEERING
SERVICES MITIGATION FEES FOR THIS SHORT PLAT WERE BASED ON 28
DWELLING UNITS. THESE FEES HAVE BEEN PAID BY THE DEVELOPER OF THIS
SHORT PLAT

IF THE DEVELOPER CONSTRUCTS LESS THAN 28 DWELLING UNITS, THEN A
PROPORTIONATE REFUND MAY BE DUE TO THE DEVELOPER UPON THE
COMPLETION OF THE LAST DWELLING UNIT. THIS REFUND REQUEST MUST BE
MADE IN WRITING TO THE CITY OF ARLINGTON WITHIN 180 DAYS OF THE FINAL
OCCUPANCY PERMIT FOR THE LAST CONSTRUCTED DWELLING UNIT.

- IF THE DEVELOPER CONSTRUCTS GREATER THAN 28 DWELLING UNITS, THEN A PROPORTIONATE MITIGATION FEE PAYMENT WILL BE DUE BY THE BUILDER FOR THE ADDITIONAL DWELLING UNITS. THE MITIGATION FEE PAYMENT WILL BE BASED ON THE ORIGINAL FEE SCHEDULE AS IDENTIFIED ON THE MINOR DEVELOPMENT PERMIT DATED JANUARY 24, 2001 FOR ARLINGTON PROJECT FILE NO. MN-GO-056-FSP.

A.F.N. 200101315001

REV 04 JSM 1/30/01

28067 STERES TION

1-30-01

METRON

and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

DATE: FEB 2000 BY: J.S.M. SCALE: --PROJECT NO. 99002 F.B. 5-32

CITY OF ARLINGTON FILE NO. MN-00-056-FSP

"MOODLAND PONDS" FINAL SHORT PLAT

PBM, L.L.C.
TRACT "A-33"

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

5HEELLOF.

